

2023016167 00114FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$160.00PRESENTED & RECORDED
05/16/2023 02:05:20 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3754

PG: 782 - 784

GENERAL WARRANTY DEEDExcise Tax: **\$160.00**Tax Parcel ID No. 6827-47-0931.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____Mail/Box to: **Grantee**This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED, made this the 16th day of May, 2023, by and between**GRANTOR:**Sharon Summers Jones (f/k/a Sharon Monique Summers) and spouse, Robert Tracy Jones

whose mailing address is _____

(herein referred to collectively as **Grantor**) and**GRANTEE:** David Mengwhose mailing address is 1122 Charles Avenue, Winston-Salem, NC 27107Property Address: 4840 Indiana Ave., Winston-Salem, NC 27106(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]***WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit ASaid property having been previously conveyed to Grantor by instrument(s) recorded in Book 2352 Page 2428, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.All or a portion of the property herein conveyed _____ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Sharon Summers Jones (SEAL)
Print/Type Name & Title: Sharon Summers Jones

By: Robert Tracy Jones (SEAL)
Print/Type Name & Title: Robert Tracy Jones

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

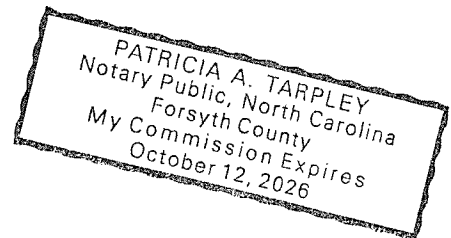
Sharon Summers Jones and Robert Tracy Jones

_____[insert name(s) of principal(s)].

Date: 5-16-23

Patricia A. Tarpley
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/2026



State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____[insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

BEGINNING at Harrison Summer's corner on the South side of Indiana Avenue: running thence South 3 degrees West 190.5 feet to an iron stake; thence East 118.2 feet to an iron stake in Jefferson Joyce's line; thence North 159.3 feet to an iron stake in the South line of Indiana Avenue; thence westwardly with said line 118.2 feet to the BEGINNING; being known as the old home place of Charles Summers, deceased. Being the same property as that described in Deed Book 747, Page 452 in the Office of the Register of Deeds of Forsyth County, North Carolina. Being also the same as Lot #45F, Block 3485, Winston Township.

SAVE AND EXCEPT Deed Book 1730 Page 3791 for the City of Winston-Salem.